

EXHIBIT I
RENOVATION PLAN

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Renovation Plan

The matrix below outlines the renovations that have or will be made to the Rockledge Centre One and Rockledge Centre Two Buildings to ensure they meet the requirements of RLP 2MD0284-2 (the "RLP"). The improvements, upgrades and replacements identified are building shell improvements that are over and above the warm lit shell improvements to be provided in connection with the design and buildout at both buildings during the tenant improvement and BSAC design and build out process.

<u>Building Shell Improvement</u>	<u>Once Rockledge Centre</u>	<u>Two Rockledge Centre</u>
<u>Main Building Entry Lobby:</u> Cosmetic updates to include paint, certain finishes and lighting.	Will undertake concurrent with tenant improvement design and build out. Lessor will install built-in reception/guard desks similar in form to those in Rockledge Two.	Lobby renovations were recently completed with the installation of the tenant security desks.
<u>Tenant Floor Restrooms Renovation:</u>	Offeror to renovate and update all restrooms (20 total), without changing fixture count, including new finishes and water-saving fixtures.	Previously completed.
<u>"Head End" HVAC Equipment Upgrades:</u> Refurbish, renovate and/or replace chillers, cooling towers, compressors and air handling units as necessary, to ensure system performance in accordance with the specifications of the RLP.	Will undertake concurrent with tenant improvement design and build out.	Will undertake concurrent with tenant improvement design and build out.
<u>Fire Alarm System Replacement:</u> Complete Fire Alarm system replacement.	Will undertake concurrent with tenant improvement design and build out.	Will undertake concurrent with tenant improvement design and build out.
<u>Elevator Modernization Upgrades:</u> Upgrade elevator cab finishes providing a modern look and feel; upgrade elevator motor control equipment as necessary to ensure elevator performance is in accordance with the RLP requirements.	Will undertake concurrent with tenant improvement design and build out.	Will undertake concurrent with tenant improvement design and build out.